

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JULY 18, 2006** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 AM. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Joel Paulson, Associate Planner

Julie Linney, Fire Department

Fletcher Parsons, Associate Engineer

Vu Nguyen, Assistant Planner

Roshan Mendizadeh, Engineering Intern

PUBLIC HEARINGS

ITEM 1: 216 Old Adobe Road
Architecture and Site Application S-06-56

Requesting approval of a technical demolition of an existing single family residence and to construct a new single family residence on property zoned R-1:10.

APN 407-09-031.

PROPERTY OWNER: Jim Burkhart and Julie Armstrong-Burkhart

APPLICANT: Leon Summers

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - A. Find that the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
 - B. As required by Section 29.10.09030(e) of the Town Code, for the demolition of the existing single family residence:
 1. The Town's housing stock will be maintained because a new house is proposed; and
 2. The existing structure is not historically or architecturally significant; and
 3. The property owner does not want to maintain the existing structure; and
 4. The economic utility of the building has been exceeded,
 - C. The project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance.
7. *Linney* seconded, motion passed unanimously.
8. Appeal rights were cited.

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ITEM 2: 15980 Short Road
Architecture and Site Application S-06-070

Requesting approval to convert existing basement to livable space on property zoned HR-1.

APN 527-06-009

PROPERTY OWNER: Asher Javaherian

APPLICANT: Terry Martin Associates

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Linney* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - A. The proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15301 of the California Environmental Quality Act; and
 - B. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:15 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner